

Greenbelt News Review

AN INDEPENDENT NEWSPAPER

Volume 32, Number 4

GREENBELT, MARYLAND

Thursday, December 12, 1968

GHI Discusses Loan Program For Capital Improvements

by Al Skolnik

Do Greenbelt Homes, Inc., members want to pay for capital improvements entirely or partly through increased monthly charges, or do they want to pay a smaller increase in monthly charges by borrowing for capital improvements and spreading the cost over many years? This is the way GHI board member Jim Smith summed up the major issue involved in the 1969 GHI budget, which was officially presented to the board by GHI manager Roy Breashears at Thursday's Dec. 5 board meeting.

The problem is this: In the past, GHI has used its reserves to pay for capital improvements. For the current year (1968), GHI budgeted \$72,000 for capital improvements, of which \$57,000 was financed from contingency reserves. This amount was mainly for the replacement of hot water lines, a reroofing program, and boiler overhauls. These capital improvements programs must be continued for many years if all the homes are to be covered.

According to GHI officials, the contingency reserves are now at a level which would make it unwise to continue their use for capital improvements. Since 1965, these reserves have dropped from a high of \$218,000 to the present \$113,000.

If the corporation simply continues the current limited capital improvement program, then the 1969 budget will have to find \$57,000 from some source other than reserves, Smith said. This amount is in addition to the anticipated amount of \$122,500 that monthly charges will need to be increased in 1969 to cover just the regular operating expenses.

What Percent Increase?

Breashears estimated that the \$122,500 increase alone would increase the total charges budgeted to members by 9.8 percent in 1969. If, in addition, the \$57,000 for capital improvements is charged against members, the increase would go up to 14 percent. If, on the other hand, a long-term capital improvement program as described below) were entered into and financed by a 10-year loan, the interest and payment on the loan during 1969 would come to only \$40,300 and the increase in monthly charges would be closer to 13 percent.

The long-term capital improvement program envisioned by the board calls for expenditures of \$282,500 in 1969 — \$100,500 for the brick homes and \$182,000 for the frame homes. With this sum, not only will the current programs for roof replacement, boiler overhauls, and water line replacement be speeded up (expenditures for these will almost double), but, in addition, there will be begun a replacement program for windows, sills, gutters, down spouts, sidewalks, porches, and exterior and trash doors. Obviously, Smith said, if any of these new programs were financed from monthly charges (rather than by borrowing) then the increase in monthly charges would be more than 14 percent.

Special Membership Meeting

A special membership meeting of GHI will be held on Wednesday, December 18, at 8 p.m. at the Greenbelt Theatre to consider alternative ways of meeting the problem. According to the by-laws, the board cannot take final action in increasing monthly charges (defined as exclusive of mortgage payments and use of reserve funds) by 10 percent or more until the membership has had a chance to consider the increase at a membership meeting.

In the 1969 budget document presented to the board, Breashears assumed that capital improvements would be financed through borrowing. If so, the total increase in charges budgeted to members would be \$162,800, of which \$40,300 would represent the capital im-

provement program.

This would produce increases in monthly charges in the frame homes ranging from \$6.50 for a one-bedroom unit to \$8.75 for a three-bedroom unit. In the brick homes, increases range from \$7.50 in the honeymoon bungalow to \$11.75 for the large three-bedroom duplex.

The budget as presented calls for a total expenditure in 1969 of \$2,095,669, of which \$1,667,219 would come from members' charges. The balance would come from sources other than monthly charges such as the borrowed funds for capital improvements (\$282,500), sales department fees (\$60,000), sale of services to members and GDC (\$22,000), and investment interest (\$27,500).

Board Reaction

The board took certain action at last Thursday's meeting to reduce the budget and to increase corporation income from sources other than monthly charges. First, it eliminated an expenditure of \$11,500 for reroofing of garages by postponing the program until next year.

Second, it voted to increase the hourly charge for sale of services to members from \$4.50 to \$6.00 and to GDC from \$7 to \$8.50. Third, it voted to raise the monthly rental charge on open garages from \$4 to \$5 and on closed garages from \$7 to \$8. Finally, it voted to increase the monthly rental charge for the trailer/boat park from \$3 to \$3.50 with appropriate increase in yearly contracts.

These increases, the board said, were necessitated by the rise in taxes and in maintenance costs.

Among the major factors responsible for the scheduled increases in the basic 1969 budget over that of 1968 were:

(1) \$9600 for trash collections (city raised fees by 50 cents per month per unit, effective July 1, 1968);

(2) \$31,300 for county and city real estate taxes (reflecting part of the proposed increase in the GHI assessed valuation);

(3) \$34,500 for heating costs, \$17,000 of which reflected increased payroll costs arising mainly out of the 20 per cent pay increase voted maintenance employees. The balance represents a rise in fuel oil prices and contract work.

(4) \$39,200 for routine repair and maintenance costs, of which \$33,000 represents increased payroll expenses.

Of the \$162,800 total increase in budgeted charges as shown in the official budget, \$69,600 is attributable to the brick homes and \$93,200 to the frame homes. In contrast to previous years, brick

Continued on p. 2, Col. 4.

What Goes On

Friday, December 13, 8 p.m.
Sermon-in-drama, Mishkan Torah Synagogue.

Friday, December 13, 8:30 p.m.
Duplicate Bridge, Co-op Hospitality Room.

Sunday, December 15, 7 p.m.
Christmas program, Greenbelt Baptist Church.

Tuesday, December 17, 7:30 p.m.
Greenbelt school choir's, Prince Georges Plaza.

Tuesday, December 17, 8 p.m.
North End Elementary PTA meeting and Christmas program, Multi-purpose Room.

Wednesday, December 18, 8 p.m.
GHI Special Membership Meeting, Greenbelt Theatre.

Two Law Suits by City Scheduled Next Week

The City of Greenbelt's suit seeking conveyance of 3.3 acres of the Charlestowne tract as parkland is scheduled to be heard before the Circuit Court at Upper Marlboro on Tuesday, December 17. The case has been pending since last spring as the result of a December 1967 decision by Maryland's Court of Appeals that a 1962 agreement by Charles and Fleur Bresler, developers of the tract, to donate the land to the city in exchange for favorable zoning recommendations was legal and valid. The case was remanded to the lower court for a hearing on its merits.

Coming up on the next day, December 18, is another case involving the Charlestowne tract in which the city is seeking injunctive relief against the construction of 21 additional apartment units. The defendants (Charles and Fleur Bresler, Charles Burton Builders, and Burton Reiner) have asked for a summary judgment dismissing the case on the grounds that the property on which the 21 units have been constructed has been conveyed to Stones, Inc.

The city contends that the 21 units are in violation of a 1962 covenant signed by the Breslers which would restrict density to 7 dwelling units per acre on the 50-acre Charlestowne tract. Located north of Greenbelt Road and south and east of Greenbelt Lake, the Charlestowne tract is now the site of Charlestowne Village, University Square Apartments, and Charlestowne North (high-rise) apartments, consisting of a total of 837 units.

NOTICE

There will be no regular meeting of the City Council on Monday, Dec. 16, 1968.

The next regular meeting will be held Jan. 6, 1969.

CO-OP TREE SALE

Scotch pine Christmas trees will be on sale Saturday, December 14, and Sunday, December 15, 9:00 a.m. to 4 p.m., at the rear parking lot of the Beltsville Consumers office.

Proceeds of this sale will go to a special project of the Cooperative Development Committee.

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GHI Membership Attack Board, Management in Lively Meeting

by Mary Smith

It was "Sock-it-to-'em" night on Wednesday, Dec. 4, when about 180 GHI members met with the Board of Directors and management of the co-operative to discuss the budget and plans for a proposed capital improvement program. Targets of various irate citizens in the audience included the board of directors, the management of GHI, the maintenance staff of GHI, and the hiring policies of GHI.

Those who spoke most bitterly (and usually, most loudly) against the present practices of the board and management were often cheered and applauded by the audience. A 3-minute time limit on comments by individual speakers in the audience was frequently over-ruled by generalized shouts of "Let him speak," or, "We want to hear him; give him three more minutes."

Board Presentations

In his opening remarks, Director Charles Schwan said, "We are meeting in an effort to reach decisions, important decisions. We are not meeting at a time of crisis. GHI is strong and with your help and guidance we can strengthen it further."

Director Jim Smith pointed out that capital improvements have been undertaken for years, that the rate of such improvements was stepped up considerably in the past year, using contingency reserve funds, and that the problem to be solved now by the membership is to find the best method for financing continued capital repairs and replacements.

Speaking for Director John O'Reilly, Smith listed alternative financing methods and their costs to the membership: 1) borrow money from a bank - a 10% increase; 2) financing by the co-op at the repair and replacement rate of last year - 14%; 3) financing by the co-op at an increased rate in an effort to bring all the homes to peak condition - 16%.

Director Norman Weyel spoke of ancillary costs that necessitate raising members' monthly charges; these include the recent pay raise for GHI employees, increased trash collection charges by the city, and increased real property taxes.

Director Steve Polaschik listed other areas for possible study by the membership. These included the effect of rapid transit on GHI, need for civic liaison, the burying of utility lines, the future of GHI after amortization, communication with membership, need for a demographic profile, aesthetics of the buildings and the community, and the wishes of the membership for other improvements.

The meeting was then thrown open for general discussion.

Discussion

As noted above, the discussion was heated, sometimes personally abusive, and generally critical of the costs of the budget. Offsetting the criticism, some constructive ideas were expressed, such as making use of specialized fields of knowledge of some members. Pretty general support was expressed for the recent pay raises voted the maintenance staff in an effort to fill vacancies and catch up with a large backlog of work orders.

The maintenance department, however, came in for heavy attack. Many members spoke of the slowness of regular maintenance, others complained of the poor quality of the workmanship. One disgruntled citizen said, "You have a bunch of dummies in the Maintenance Department."

partment."

Management was chastised for lack of close supervision of work contracted out. As a recent example, the sealing of the courts has apparently caused many drainage problems after rainfalls; board members asked for and made a list of the courts in question.

Complaints were made about the hiring practices of the co-operative; it was charged that retired members of GHI who are experienced workmen in their fields have not been hired at a time when management is having difficulties in filling vacancies on their maintenance staff.

Schwan, defending management, stated "Any quarrels you have over management, you have with the board, which hires the management."

Director Katherine Keene noted that many of the problems brought up that night had not been heard previously by the board and suggested that members of the co-op should attend board meetings or call board members about them.

Suggestions

Constructive suggestions from members included: 1) Cut down the maintenance staff and hire out work to sub-contractors. Use local labor.

2) Don't use small subcontractors since this costs too much for supervisory personnel; instead, hire out work to one or more major contractors.

3) Don't allow the property to deteriorate. As homes become vacant, buy up and remodel the worst ones.

4) Check all estimated figures closely. Costs of door replacement and boiler work were thought to be too high.

5) Consider whether outside studies should be made both of costs of maintenance and of budget estimates. Should Fanny Mae (FNMA—the mortgage holder) be called in for their advice?

6) Use the expertise of members who are familiar with carpentry, boilers, plumbing, paving, etc., in an advisory capacity, and employ retired workers.

7) Note complaints and comments of members at meetings and act upon them promptly.

Al Herling, noting that crises seemed to bring out increased participation of the membership, suggested that perhaps the board should in the future "manufacture" a few crises. As for the attacks on the board and its policies, he said, "The history of this co-op is that we elect a board and it immediately becomes the enemy."

JCC PLAYERS PRESENT SERMON-IN-DRAMA

On Friday, December 13 at 8 p.m. the Israel Committee of the Mishkan Torah Synagogue, Ridge Road and Westway will present as part of services a sermon-in-drama entitled, "A Double Blessing."

Notice of Meeting

Greenbelt Homes Inc.

Special Membership Meeting

Wednesday, 8 P.M.

December 18, 1968

IN THE
Greenbelt Theatre

GREENBELT NEWS REVIEW

AN INDEPENDENT NEWSPAPER

Editor: Mary Smith, 474-6314

Associate Editor: Virginia Beauchamp, 474-7183

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BOARD OF DIRECTORS

Pres., A. Skolnik; Vice Pres., Sid Kastner; Secy., Virginia Beauchamp; Treas., Mary Lou Williamson; and Bess Halperin

MAIL SUBSCRIPTIONS: \$5.00 per year. Advertising and news articles may be mailed (Box 68, Greenbelt); deposited in our box at the Twin Pines office; or delivered to the editorial office in the basement of 15 Parkway (GR 4-4131), open after 8:30 p.m. Tuesday. Deadline is 9:30 p.m. on Tuesday.

Volume 32, Number 4

Thursday, December 12, 1968

Facts That Get Lost

The excitement and furor aroused by the proposed \$6 - \$12 increase in monthly charges for Greenbelt Homes, Inc., members have tended to obscure certain basic facts.

More than one-fourth of the increase is due to factors beyond the corporation's control — namely, the rise in the city's trash collection fees and the estimated hike in city and county taxes due to reassessment of GHI properties.

One-third is attributable to the 20-percent pay hike voted maintenance employees in an effort to attract new employees and improve the timeliness and scope of the services provided members.

About 15 percent of the increase is due to the rise in the price of fuel oil and in the cost of other material and services.

Thus, three-fourths of the increase is due to factors other than capital improvements. This means that just to cover basic operating costs alone, monthly charges would have to go up about 10 percent.

The remaining one-fourth of the increase is the corporation's estimate of what a long-term, full-scale capital improvement program would cost, financed through a 10-year loan. A long-term loan is preferred by the GHI board because the work needed today can be done in an orderly fashion at today's prices while the cost can be spread over a long period of time. The alternative is a haphazard, pay-as-you-go capital improvements program which is limited by what can be allotted from monthly charges in any one year. The latter provides no assurance to a GHI member that, when his roof goes or his hot water lines fail, the money will be there to provide the replacement.

Tyranny of the Minority

Letter to the Editor:

The Tyranny Of The Minority. Is GHI going to seed under its present leadership? Are we sufficiently reminded now that fifty one percent of GHI membership never consented to the corporation getting into the land development business? We are in trouble, as many predicted then, including this correspondent.

GHI auditors warned the board of directors of this financial situation last March, but not until this month did the Greenbelt Record, a brand new cooperative housing newsletter, get the information to the membership. One wonders why the fiscal report was omitted at the last annual meeting. The troubling news has never been published, as it should have been long ago. It reads in part as follows: "On completion of the 1967 audit and submission of the financial statement herewith, we feel compelled to point up your financial operating trend, which could lead to trouble. Deficit operations and investments in long-range notes and house construction has produced a rapid decrease in reserves and a deterioration of cash and working capital position."

Since maintenance is the big cry, many of us ask, "Why is the corporation engaged in building expensive brick homes when the money is so urgently needed to maintain and pay for what we already have?" The corporation has no business in the field and the sooner it gets out of it and stays out of it the better off its membership will be. Their operation could lead the membership to the brink of financial disaster. Collectively they are not businessmen, nor are they qualified or sufficiently gifted to participate in such a specialized and high-risk endeavor. They should stick to their knitting, which is mostly maintenance. Consequently, the sooner they are replaced by more competent and far-sighted thinkers the quicker our financial sores will heal.

For the gentry to say that they have never attempted to budget for overall maintenance is a too-little too-late expression of their attempt to justify their obvious inexperience and desire to borrow hundreds of thousands of dollars at 7.5 percent interest.

I ask, how can the corporation possibly be engaged in building

Get Out and Vote!

To the Editor:

An increase in monthly charges is to be made and a meeting will be held Dec. 18th - in the middle of your busy season. However, take time out to attend and protect your interests.

A 10% or even 15% increase is suggested. Why so much and why not the same amount for everyone? Does it cost more to fix a dripping faucet in a higher priced home? No! - A Faucet is still a faucet. As for Capital improvements - Repairs to the frame homes will cost more than to the brick homes according to the G.H.I. Newsletter. Estimated cost of repairs to frame homes is \$714,000, or even without the replacement of boilers and hot water lines, it is still \$297,000. Estimate of repairs to the brick is \$276,000.

Incidentally \$100.00 to replace a trash closet door and sill seems rather high. Somebody is wasting our money perhaps.

Get out to the meeting and vote! It's your money! Protect it!

Mabel Gonda

Greenbelt Choirs To Sing

The choirs of Center School, Greenbelt Junior High and High Point will sing for the pleasure of shoppers on the mall at Prince Georges Plaza this holiday season. Greenbelt Junior High is scheduled to perform on Tues., Dec. 17, from 7:30 to 8 p.m. Sixty schoolchildren from Center School will appear on Fri., Dec. 20, at 7:30 p.m. High Point will entertain on Mon., Dec. 23, at 7:30 p.m.

Greenbelt Baptist Choirs Present Christmas Program

On Sunday, December 15, at 7 p.m., the Junior and Chancel Choirs and Brotherhood Chorus will present a special program of Christmas music.

Among the numbers to be sung are "A Christmas Cantata for Children's Voices", "O Holy Night", and various carols and anthems.

Interested friends are cordially invited to join with the congregation in this special service of Christmas music.

new brick homes when the older ones are going to pot. GHI's new construction program at the intersection of Ridge and Research is indeed a questionable undertaking.

Jim C. Smith
4-H Southway

Lack of Foresight

To the Editor:

The other night, Board Member O'Reilly, the GHI Treasurer, announced that GHI should not build reserves for replacing parts of the houses. Such costs should be paid for by the residents at the time they are needed, possibly by borrowing, he said. That is, he said we should borrow and he said we shouldn't borrow, at different times in his soliloquy. Let the member in the house pay for the benefit when it is needed, argued John, not the previous member.

Well, isn't that nice! A house gets old gradually, and then a number of things go wrong, and if there is not to be a reserve built up to handle this, the person in the house when the need comes, suddenly is to be hit by a combination of costs. It is a good comfortable position for a man to take if he's in a brand new house, built and financed by the rest of us.

At a recent member relations meeting, George Adams estimated that each GHI house ought to have a \$500 reserve behind it, because of all the expensive repairs George believes we're facing. George is chairman of the GHI Maintenance Committee. And his job is to supervise elevator maintenance in a lot of government buildings. If George Adams says we've got a whopping big lot of necessary replacement costs coming up, I believe him.

We must pay what is necessary to keep GHI in good financial shape. But we don't have to look for the most expensive way.

When the GHI leadership several years ago sold us on the program of building large houses for the large families among our membership, it was represented to us as a program: 1) that would build housing for less affluent members, and (2) that would not tie up our reserves. But, over \$80,000 of our money is tied up in those houses, in long-term loans. We are making 6 percent interest on those loans we are told, and we'll pay at least 7½ percent on the reconstruction program loan, so we're about to lose at least 1½ percent, or about \$1,200 a year (at least).

Our leadership did not have the guts and foresight several years ago to educate us to the need for a reserve adequate to our present need and to boost monthly payments by the couple of bucks into reserves that would have done the job. Now we are hit at once both for this foreseeable cost plus the reassessment-increasing taxes and other costs.

Mathew K. Amberg

GHI From p. 1

homes showed a greater proportionate increase in maintenance costs than the frame homes. A major factor was the trim paint program, which for the brick homes will be doubled in 1969 (from \$12,200 to \$25,000) so as to catch up and get back on the 100-unit-a-year schedule under the 5-year cycle. In the frame homes, the catch-up phase was done this year so that the 1969 budget shows a reduction of \$5,000.

Discussion

Mat Amberg said that while he had no quarrel with the need for a capital improvement program or the figures, it was apparent to him from the preceding night's open membership meeting that the members would need more time to evaluate it. He said that questions raised by members as to the accuracy of the cost estimates, competence of the maintenance staff, and the existence of other alternatives were not being answered.

The GHI board generally felt that the members had been kept fully informed of the pending increases. Reference was made to the numerous articles and paid advertisements in the News Review, to the two open membership meetings at the Community Church, and, to the newsletters and mailings sent to members.

North End PTA Meeting and Christmas Program

The North End Elementary School PTA will hold its December meeting on Tues., December 17, at 8 p.m. in the Multi-Purpose Room at North End School. In addition to the regular meeting, a holiday music program will be presented by Mrs. Scott. This annual event has come to be eagerly anticipated by parents and children alike. This year, in addition to leading the fifth and sixth grade chorus, Mrs. Scott is also directing Greenbelt's own production of "The Nutcracker." Parents and friends are urged to attend this spectacular performance.

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11:00 A.M. Morning Worship 7:00 P.M. Evening Worship

Wednesday, 8:00 P.M. — Prayer Meeting

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Crescent & Greenhill S. Jasper Morris, Jr., Pastor 474-4040

UNITED METHODIST CHURCH

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Rev. Wm. E. Ravenscroft, Pastor Telephone: 474-9410
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(3rd grade thru adults)
Worship Service 11:00 a.m.
(Nursery with classes thru 2nd grade)

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WANT THE STAR OFF THE TREE? — Well we have THE one in a prestige neighborhood. You'll go into "ORBIT" over this magnificent split foyer (almost new) — but better than new, and action priced at \$32,900, on FHA/VA terms. We'll join in with a big HO! HO! HO on this jewel.

GRANDMA'S HOUSE IS ON SALE! — A real comfortable cottage, Circa James A. Garfield. You will love the charm and the sensible price of \$15,500. (and reindeer paws won't hurt the roof of this little fortress.)

TALK ABOUT SANTA'S bag, we have just the "trick" for you. You can have your choice of several fine two bedroom town houses for \$69.00 per month after down payment.

CROWDED? — Jumbo split level with FIVE (count 'em) 5, bedrooms and all the goodies. Celebrate the new year with your loved ones in the LARGE party room. This is the year to do it, so reach in Santa's bag and grab it! (The title deed, that is!) ONLY \$27,350 on FHA/VA terms.

THE LIVING END — We have the most fabulous 2 BR end home you can imagine. So tastefully decorated you will be glad you left your dinner to look at this one. Only \$70./mo. pays for everything except electricity and phone.

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\$1.00 for a 10-word minimum, 5c for each additional word. Submit ads in writing, accompanied by cash payment, either to the News Review office at 15 Parkway before 10 p.m. of the Tuesday preceding publication, or to the Twin Pines Savings and Loan office

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GIVE-A-WAY - Need a good home for part terrier and miniature collie. All shots. 474-6647.

REWARD for the return of binoculars picked up Sunday a.m. behind 108 Periwinkle Ct. 474-2726.

FOR SALE: - Kelvinator Refrigerator - Best Offer: Call 474-7524 after 5:30 p.m.

NEED HEALTH INSURANCE? But can't get group rates? Greenbelt resident now organizing group. NOT AN AGENT! For information call 474-2895.

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Our Neighbors

Senior Nancy Weyel, 2-F Plateau, was chosen to High Point's "Young American of the Month" for November. She was among those attending a luncheon given by the Bladensburg Rotary and Montgomery Ward.

Congratulations to North End's sixth graders (and other students who pitched in) collecting over \$277 for UNICEF.

Among the students receiving recognition at the Honors Convocation on Nov. 14, at the University of Maryland were Barbara Feller and Marjorie Feller, 11-M Ridge.

U.S. Air Force Technical Sergeant Michael F. Kruleski, Jr., has been decorated with the Bronze Star Medal for meritorious service while engaged in military operations against Viet Cong forces. The sergeant is married to the former Henrietta M. Long, daughter of Mr. and Mrs. Henry Long, 10K Plateau.

CUB PACK 746

Friends and shut-ins will be listening to carolling by Pack 746 this Saturday, December 14, around 2 p.m. Groups of dens from 746 will go to various places in Greenbelt as a part of their gift to their community.

They will assemble at St. Hugh's gymnasium at 2 p.m. The all-important annual inspection of Cubs and uniforms will be held at once and a short awards meeting will follow.

Groups of dens will then go out and sing, coming back to holiday refreshments at the gym.

Families and friends are invited to join the fun.



RIDE WANTED: - From Greenbelt to Silver Spring - 8:30 to 5. Call 345-1671.

WOMAN WILL BABYSIT. Also little housework. Call after 6 p.m. 474-6609.

FOR RENT: - Greenbelt Home, 2-Bedroom, Furnished. Available from January, 1969. Call 474-0753 (anytime).



SERTA BEDDING AT DISCOUNT PRICES

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34 pc. set of

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Now Showing thru Tuesday
"THE BIBLE"

In The Beginning
The story of the world in the Garden of Eden, Noah and the Ark - Cain and Abel. To the Tower of Babel. Filmed in wide screen and color. To understand the Bible you have to read, see this great movie.

Show times 8:00

Sunday 2:00 - 5:00 - 8:00

Saturday Dec. 14

CHILDS SHOW

Drawing for passes and money -
THE WORLD OF ABBOTT
AND COSTELLO

Show Times 1:00 - 3:00

Saturday, Dec. 21, 1968

SANTA WILL VISIT THE
THEATRE IN PERSON

With A Bag Full of Gifts For
All Boys and Girls!

He will make his appearance
sometime between 2-3:30 p.m.

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Stylists - Miss Naomi and Miss Sue

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SALE!

SAT., DEC. 14 & SUN., DEC. 15

9 A.M. TO 4 P.M.

ONE LOCATION - REAR PARKING

LOT AT OUR BELTSVILLE OFFICE.

Take exit 27 from Capital Beltway, 1 mile east at intersection of U.S. 1 and Rhode Island Avenue. Turn right, entrance off Ewing Road.

5 TO 6 FEET SCOTCH PINES

\$2.99

6 TO 7 FEET SCOTCH PINES

\$3.95

7 TO 8 FEET SCOTCH PINES

\$4.50



Recreation Review

Adult Beginners Ceramics: An adult ceramics class will begin again on Thursday, January 16. This popular class, held in the Youth Center from 8 to 10 p.m., develops techniques in hand building as well as "throwing on the potters wheel. **Children's Arts and Crafts:** Children's Monday, Wednesday, and Friday arts and crafts classes will not be held again until after Christmas. New classes will begin the week of January 6.

Adult Classes to Begin: Adult classes in ceramics, arts and crafts and guitar will begin as soon as enough people register. Call the Recreation Department at 474-6878 for details on these classes.

Men's Chess Club: The Greenbelt Chess Club meets on Wednesday evenings at the Greenbelt Youth Center. Membership is free. We invite you to attend this fine program at 8:00 p.m.

Santa Claus Visits the Youth Center: On Friday, December 20, Santa is coming to Greenbelt. From 1 to 3, Santa will talk to preschoolers and St. Hugh's school children and from 3:30 to 5:30 he will see all the other elementary school children in the City. Cartoons and favors are included in the afternoon program.

Christmas Decorations: The Recreation Department will again judge Christmas Decorations in two classes — house/yard and window. Fruit cakes will be given for first and second places in each class. The winners will be announced in the News Review and given their fruit cakes during the holidays.

Men's Holiday Basketball Tournament: There will be a Men's Unlimited Christmas Holiday Basketball Tournament held at the Greenbelt Youth Center on December 27 thru December 29. Any team wishing to enter should call the Greenbelt Recreation Department at 474-6878, immediately.

Golden Age Club

The Golden Age Club meets every Wednesday at 1 p.m. at the Greenbelt Youth Center. For future outings of the club, the new policy is that dues must be paid up for a year and that members must attend meetings at least once a month to be eligible for the trips.

Greenbelt Club members are invited to a Christmas party at the Springhill Lake recreation building on Friday, December 13. A bus will make two trips to pick up members by the bank, beginning at 12:15.

The Greenbelt Club will have its annual Christmas party on Wednesday, December 18, at 1 p.m., at the Youth Center. Members will exchange fifty cent gifts, and a decorated mail box will be available for the exchange of greeting cards, postage free.

GREENBELT REALTY CO.

151 Centerway MLS 474-5700

LAST WEEK FOUR BOX-WOOD HOUSES WERE FOR SALE, NOW THERE ARE ONLY THREE AVAILABLE. THESE ATTRACTIVE HOMES ARE COMPLETED AND READY FOR IMMEDIATE OCCUPANCY. MODEL HOME OPEN WEEKENDS FROM 1 - 5, OR CALL GREENBELT REALTY CO. ANYTIME.

LOTS - Two level, wooded lots for sale in Greenbelt. At \$8,000 per lot, they are the buy of the month.

GREENBELT - Remodeled THREE bedroom END frame with one of the largest yards in the development. Quick occupancy and reasonably priced. Hurry on this one!

LAKE SIDE - Large FIVE bedroom rambler situated on wooded lot. Family room with fireplace, panelled rec. room, 2½ baths, centrally air-conditioned, carport.

LET US SELL YOUR HOUSE AND PLACE YOU IN A NEW HOME. WE HAVE MANY ATTRACTIVE HOMES IN PRINCE GEORGES COUNTY THAT YOU MAY WISH TO INSPECT. CALL FOR AN APPOINTMENT.

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FREE FOR THE KIDS TOYS

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BRING THE FAMILY TO DISCOUNT CLEANERS
ON SATURDAY, DECEMBER 14th FOR FUN
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Good Sat., Dec. 14th

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Now you can get that professional wax shine on your car at this unbelievably low price.

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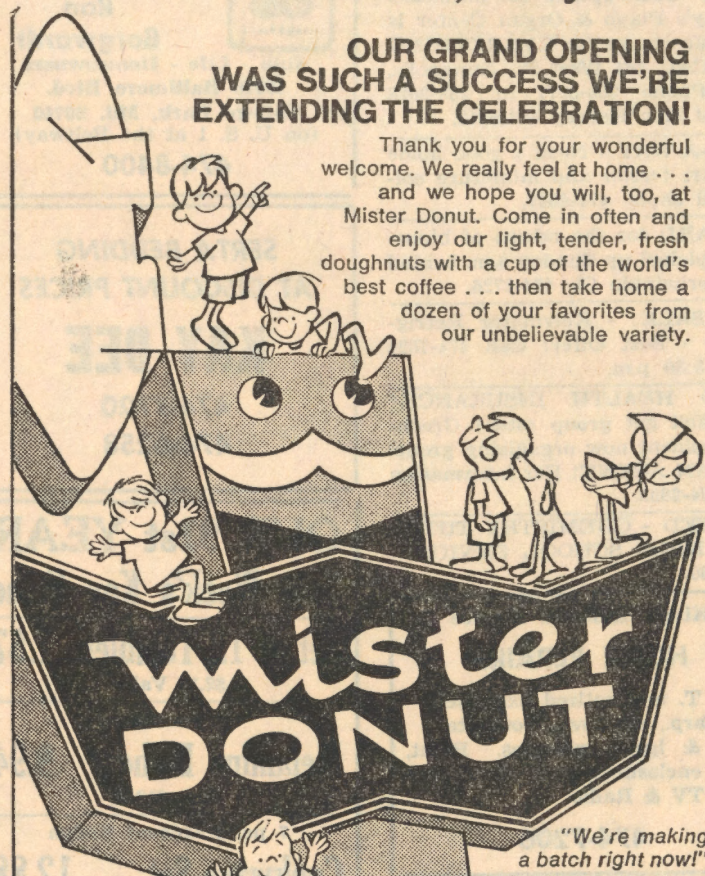
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BRING THIS COUPON TO YOUR MISTER DONUT SHOP AT 7903 ANNAPOLIS AVENUE, LANHAM, MARYLAND AND BE OUR GUEST FOR A FREE DONUT WHEN YOU PURCHASE A CUP OF THE WORLD'S BEST COFFEE. OFFER EXPIRES DECEMBER 21, 1968. NOT REDEEMABLE IN CASH.

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